



Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address Sandford L. Frey (SBN 117058) Dennette A. Mulvaney (SBN 133423) LEECH TISHMAN FUSCALDO & LAMPL, INC. 200 S. Los Robles Avenue, Suite 210 Pasadena, California 91101 Telephone: 626.794.4000 E-mail: sfrey@leechtishman.com <input type="checkbox"/> Individual appearing without attorney <input checked="" type="checkbox"/> Attorney for: Debtors	FOR COURT USE ONLY
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UNITED STATES BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA - RIVERSIDE DIVISION 	
In re: 66 on 66 Bar & Grill, LLC Debtor and Debtor in Possession. Golden Crown Properties, LLC Debtor and Debtor in Possession. Debtor(s).	CASE NO.: 6:18-bk-14462-SY CHAPTER: 11  NOTICE OF SALE OF ESTATE PROPERTY

Sale Date: 05/23/2019	Time: 1:30 pm
Location: Courtroom 302, 3420 Twelfth Street, Riverside, California	

Type of Sale: ☒ Public ☐ Private **Last date to file objections:** 05/09/2019

Description of property to be sold:

All of the bankruptcy estates' right, title and interest in the real property commonly known as 3100 E. Andy Devine Avenue, Kingman, Arizona, 86401, together with the Debtors' interest in the business assets and equipment

Terms and conditions of sale:

Subject to overbid. Sale is "as is", "where is", "with all faults," and without warranty or recourse. Offer must be non-contingent and "all cash". Sale is subject to Bankruptcy Court approval. Other terms and conditions apply; see attached notice of hearing and the motion which is on file with the Court.

Proposed sale price: \$ 4,100,000.00

Overbid procedure (if any): See Attached

If property is to be sold free and clear of liens or other interests, list date, time and location of hearing:

May 23, 2019, 1:30 p.m., United States Bankruptcy Court, Central District of California, Riverside Division, Courtroom
302, 3420 Twelfth Street, Riverside, California

Contact person for potential bidders (include name, address, telephone, fax and/or email address):

Jennifer J. Bergamo, CBRE, Inc., 2575 E. Camelback Road, Suite 500, Phoenix, Arizona 85016; (602) 735-1987; Email:
Jennifer.Bergamo@cbre.com

Date: 05/02/2019

OVERBID PROCEDURES

1. Unless the Debtors extend the time for bids to be submitted, by no later than 5:00 on Friday, May 17, 2019, any party wishing to present an overbid must deliver the following to the Debtors care of Coldwell Banker, Attention William Friedman, 2444 Wilshire Boulevard, Suite 102, Santa Monica, California 90403:

(a) a deposit in the form of a cashier's check in the amount of \$215,000 or 5% of overbid price submitted, payable to "Golden Crown Properties, LLC" (the "Deposit");

(b) a written offer in a form that is substantially similar to the terms set forth in the Purchase Agreement; and

(c) written evidence to demonstrate to the reasonable satisfaction of the Debtors in their sole discretion, that the proposed overbidder has the financial ability to pay the full amount of the overbid and unconditionally close the sale (e.g. pre-approved loan based on the buyer's written application and credit report, or have cash, and evidence of the same).

2. A party's initial overbid must be no less than \$4,300,000.

3. In their sole discretion, the Debtors may waive the deadline for submission of overbids. The acceptance of any overbid from a qualified bidder will be in the Debtors' sole discretion and may be made prior to or at the time of hearing to confirm the sale.

4. If qualified overbids are received and accepted by the Debtors, an auction will be held at the time of the hearing on the Debtors' motion for approval of his proposed sale. The Debtors will propose to the Court that each overbid to be made at the hearing be at least \$50,000 higher than the then-highest overbid.

5. At the conclusion of the auction, the Debtors will have the right, based solely on their business judgment and sole discretion, to recommend to the Court for confirmation the offer that the Debtors determine is the best overall offer.

6. If the Court approves the sale to a bidding party (hereinafter the "Successful Bidder"), the Successful Bidder will be bound by all of the terms of the Debtors' proposed purchase and sale agreement (the "Purchase Contract") except as to price, without contingencies (including any financing contingency). The Successful Bidder's Deposit will be retained by the Debtors and will be applied to the sale price. The Deposit will be non-refundable in the event that, for any reason whatsoever, the Successful Bidder fails to close the sale timely.

7. The closing will take place as soon as practicable after entry of the Court's order approving the sale (the "Sale Order"), but no later than the first business day after fourteen (14) calendar days following entry of the Sale Order. The Debtors and the Successful Bidder may mutually agree in writing to extend the time for closing.

8. In their sole discretion, the Seller may request that the Court confirm a “Back-Up Buyer” so that if the Successful Bidder does not close timely the Seller may sell the Property to the Back-Up Buyer for the amount of such Back-Up Buyer’s last bid. The Back-Up Buyer’s Deposit will be retained by the Seller. If the sale to the Successful Bidder does not close timely, the Seller will advise the Back-Up Buyer accordingly. The closing will take place on or before fourteen calendar days following the date on which the Seller gives notice of the Successful Bidder’s failure to close. The Back-Up Buyer will be bound by all of the terms of the Purchase Agreement except as to price, without contingencies (including any financing contingency). The Back-Up Buyer’s Deposit will be retained by the Seller and will be applied to the sale price. The Deposit will be non-refundable in the event that the Back-Up Buyer fails to close the sale timely.

9. If a qualified overbidder is not the Successful Bidder or the Back-Up Buyer, the overbidder’s Deposit will be returned to the overbidder within five court days from the date of the hearing. If the sale to the Successful Bidder closes, the Back-Up Buyer’s Deposit will be returned to the Back-Up Buyer within five court days from the date of closing.

10. If the sale closes to a Successful Bidder or a Back-Up Buyer, the 3.0% brokerage commission will be split as follows: 1.5% to Coldwell Banker and 1.5% to CBRE (the Seller’s real estate brokers). No commission shall be paid to any broker who represents an overbidding Buyer.

11. The sale is “as-is”, “where-is”, without representations, warranty or recourse. In the event any buyer fails to perform, the Deposit will be forfeited.

PROOF OF SERVICE OF DOCUMENT

I am over the age of 18 and not a party to this bankruptcy case or adversary proceeding. My business address is: LEECH TISHMAN FUSCALDO & LAMPL, INC., 200 South Los Robles Avenue, Suite 210, Pasadena, California 91101

A true and correct copy of the foregoing document entitled (*specify*): **NOTICE OF SALE OF ESTATE PROPERTY** will be served or was served **(a)** on the judge in chambers in the form and manner required by LBR 5005-2(d); and **(b)** in the manner stated below:

1. TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (NEF): Pursuant to controlling General Orders and LBR, the foregoing document will be served by the court via NEF and hyperlink to the document. On May 2, 2019, I checked the CM/ECF docket for this bankruptcy case or adversary proceeding and determined that the following persons are on the Electronic Mail Notice List to receive NEF transmission at the email addresses stated below:

☒ Service information continued on attached page

2. SERVED BY UNITED STATES MAIL:

On May 2, 2019, I served the following persons and/or entities at the last known addresses in this bankruptcy case or adversary proceeding by placing a true and correct copy thereof in a sealed envelope in the United States mail, first class, postage prepaid, and addressed as follows. Listing the judge here constitutes a declaration that mailing to the judge will be completed no later than 24 hours after the document is filed.

Honorable Scott H. Yun
United States Bankruptcy Court
3420 Twelfth Street, Suite 345
Riverside, CA 92501-3819

☒ Service information continued on attached page

3. SERVED BY PERSONAL DELIVERY, OVERNIGHT MAIL, FACSIMILE TRANSMISSION OR EMAIL

(state method for each person or entity served): Pursuant to F.R.Civ.P. 5 and/or controlling LBR, on (date) _____, I served the following persons and/or entities by personal delivery, overnight mail service, or (for those who consented in writing to such service method), by facsimile transmission and/or email as follows. Listing the judge here constitutes a declaration that personal delivery on, or overnight mail to, the judge will be completed no later than 24 hours after the document is filed.

☐ Service information continued on attached page

I declare under penalty of perjury under the laws of the United States that the foregoing is true and correct.

May 2, 2019
Date

Lydia Moya
Printed Name

/s/ Lydia Moya
Signature

1. TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (NEF):

Name	On behalf of:	E-mail address(es)
Alan Craig Hochheiser	AmTrust North America	ahochheiser@mauricewutscher.com
Abram Feuerstein	Abram Feuerstein	abram.s.feuerstein@usdoj.gov
Andy J Epstein		taxcpaesq@gmail.com
Anthony F. Guiliano	Rapid Advance	afg@pryormandelup.com
Christopher Cramer	American Express Natl Bank	secured@becket-lee.com
Dana M. Perlman	Alliance Laundry Systems	dperlman@perlmanlaw.com, melissa@perlmanlaw.com
Daniel M. Eliades	Ramada Worldwide, Inc.	daniel.eliades@klgates.com
Daniel Layton	Interested Party	dwl@taxattorneyoc.com, msk@taxattorneyoc.com
David S. Catuogno	Ramada Worldwide, Inc.	david.catuogno@klgates.com
David S. Quintana	Interested Party	dsquintanalaw@gmail.com, r59992@notify.bestcase.com
Everett L. Green	OUST	everett.l.green@usdoj.gov
Gary E. Klausner	Interested Party	gek@lnbyb.com
Gerrick W. Warrington	Pacific Premier Bank	gwarrington@frandzel.com; dwise@frandzel.com
Jared G Parker	Debtor	estubbs@psazlaw.com, estubbs@psazlaw.com
Joshua P. Friedman	Cashbloom, LLC	jfriedman@jpfassociates.com
J. Scott Bovitz	Interested Party	bovitz@bovitz-spitzer.com
	Precision Partners Hospitality LLC	
Lazaro E Fernandez	Defendant ABC Investment Services, Inc.	lef17@pacbell.net, lef-sam@pacbell.net; lef-mari@pacbell.net; lefkarina@gmail.com; officelr74738@notify.bestcase.com
Lindsey L. Smith	Interested Party	lls@lnbyb.com, lls@ecf.inforuptcy.com
Matteo Percontino	Ramada Worldwide, Inc.	matteo.percontino@klgates.com
Michael G. Fletcher	Pacific Premier Bank	mfletcher@frandzel.com; sking@frandzel.com
Michael B. Lubic	Creditor Ramada Worldwide Inc.	michael.lubic@klgates.com, jonathan.randolph@klgates.com
Michael L. Rabb	ABC Investment Services	mrabb@therabblawfirm.com; paralegal@therabblawfirm.com
	John Matthew	
Reed S. Waddell	Pacific Premier Bank	rwaddell@frandzel.com; sking@frandzel.com
Robert A. Krasny	Golden In Incorporated	RKrasney@KrasneyLaw.net, Nicole@ExpressEvictions.com; Mark@ExpressEvictions.com
Sandford L. Frey	Debtors	Sfrey@leehtishman.com; jabrams@leehtishman.com
Scott H. Siegel	Simon Consulting, LLC	ssiegel@laklawyers.com
Shawn M Christianson	Interested Party	cmcintire@buchalter.com, schristianson@buchalter.com
Stuart I Koenig	Debtors	Skoenig@leehtishman.com, sfrey@leehtishman.com; jabrams@leehtishman.com
United States Trustee	OUST	Ust@region16.rs.ecf@usdoj.gov

SERVED BY UNITED STATES MAIL:

Cedars Management, LLC
2076 John Wayne Dr
Kingman, AZ 86409-3189

Abigail Clough
4606 N Freiday Lane
Kingman, AZ 86409 7711

Walker SEO
25612 Barton Road
Loma Linda, CA 92354 3110

Adeel Kahn
~~1241 N Velie Ct~~
~~Visalia, CA 93274~~

Returned/Unable to Forward

Alissa Cox
3610 E. Ryan St.
Kingman, AZ 86409

Alejandro Fernandez
2872 E Casa Bonita
Kingman, AZ 86409

Amy Radigan
5373 US Hwy 68 Ste. D364
Golden Valley, AZ 86413

Annette Dunne
~~2018 E Andy Devine Ave~~
~~Kingman, AZ 86401~~
Returned/Unable to Forward

Douglas Bostwick
3711 S Shipp Dr
Golden Valley, AZ 86413

Elena Kaligian
3100 E Andy Devine Ave
Kingman, AZ 86401

Erica Walter
2175 E Leroy Ave
Kingman, AZ 86409

Faith Dubiel
2902 N Tanner Street
Kingman, AZ 86401 4320

Filberto Montalvo
680 Ridgecrest Dr
Kingman, AZ 86409

Florina Bryan
3646 Dove Lane
Kingman, AZ 86409 2848

Jamie Nalley
2703 Golf Dr
Kingman, AZ 86401 3984

James Hinkley
3131 Mark Dr
Kingman, AZ 86401

Joel Zubaid
11839 Hollis Court
Loma Linda, CA 92354

John Socolovitch
John Socolovitch, Jr
1109 Main Street
Kingman, AZ 86401

Joie Dee Masters
2002 Club Ave
Kingman, AZ 86401

Jonathan Muir
3078 E Butler Ave Apt 1
Kingman, AZ 86409 2000

Noble Zubaid
Sarwat Zubaid
11839 Hollis St.
Loma Linda, CA 92354

Linda Salinas
4255 E Cane Ranch Rd
Kingman, AZ 86401 7129

Marci Getzi
3606 N. Lomita
Kingman, AZ 86409-3175

Marina Brown
2620 Marlene Ave
Kingman, AZ 86401 6440

Mercedes Capalby-Grubbs
P. O. BOX 4344
Kingman, AZ 86402-4344

Meghan Stokes
4400 Stockton Hill Road
Kingman, AZ 86409

Morgan Lane
3131 E Thompson Ave
Kingman, AZ 86409

Orlando Virgil
2320 E Devlin Ave
Kingman, AZ 86409 4816

Renee Howland
3711 Shipp Dr
Golden Valley, AZ 86413 8711

Samantha Profitt
3712 Roosevelt St
Kingman, AZ 86409 3242

Samuel Wilner
P. O. BOX 429
Patton, CA 92369 0429

Shelly Blackford
3970 Hearne Ave.
Kingman, AZ 86409

Valicity Plumley
3505 E Shaefer Ave
Kingman, AZ 85409 2253

Phelps & Moore
4045 E Union Hills Dr., Suite A-102
Phoenix, AZ 85050

William Strain
2341 Ashfork Ave
Kingman, AZ 86401

Wells Fargo Merchant Services
1600 Terrell Mill Road, SE,
Suite 400
Marietta, GA 30067

Grand Canyon State Logo Signs
2039 W. Lewis Ave
Phoenix, AZ 85009

Biehl & Biehl, Inc.
325 E. Fullerton Ave
Carol Stream, IL 60188

Lamar Advertising Co.
845 Airpark Dr.
Bullhead City, AZ 86429

American Express National Bank
c/o Becket & Lee
P. O. BOX 3001
Malvern, PA 15355-0701

Jordan Lambert
2002 Club Ave
Kingman, AZ 86401

Kelly Vasicek
2214 Emerson #4
Kingman, AZ 86401

Christopher Brooks
2144 Lucille
Kingman, AZ 86401 4856

Misha Dollarhide
6843 No. Bank St.
Kingman, AZ 86409

~~Joseph Moss~~
~~3610 E. Ryan St.~~
~~Kingman, AZ 86409~~
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Bilel Kaabech
2509 Karen Ave
Kingman, AZ 86401-6425

Achraf Abbas
1536 S Price Dr Unit 107
Tempe, AZ 85281

AmTrust North America
P.O. Box 31330
Independence, OH 44131

Bryan Cave LLP
Leslie A. Bayles, Bryan Cave
Leighton Paisner LLP
161 North Clark Street, Suite 4300
Chicago, IL 60601

~~Casey Hastings~~
~~2355 Lass Ave~~
~~Kingman, AZ 86409~~
Returned/Unable to Forward

CashBloom, LLC
13263 Ventura Blvd., Suite 101
Studio City, CA 91604

Christian Bone
2619 Supera Ave
Kingman, AZ 86401 5246

~~Christopher Dunne Sr~~
~~300 E Andy Devine Ave~~
~~Kingman, AZ 86401~~
Returned/Unable to Forward

Daniel Geesey
3761 Hearne Ave
Kingman, AZ 86409

3100 Andy Devine, LLC
80 Atlantic Avenue
Long Beach, CA 90802

Directv, LLC
by American InfoSource as agent
PO Box 5008
Carol Stream, IL 60197-5008

Ecolab
1 Ecolab Place
Saint Paul, MN 55102

Jacob L. Sherrard, Esq.
KUTAK ROCK LLP
8601 N Scottsdale Road Suite 300
Scottsdale, AZ 85253-2742

Katrina Thurn
3924 E Potter Ave
Kingman, AZ 86409

~~Katrina Thurn~~
~~3170 Harrison St, Apt D120~~
~~Kingman, AZ 86401-7000~~
Returned/Unable to Forward

Golden Crown, LLC
1865 West Redlands Blvd.
Redlands, CA 92373

Lamar Advertising Company
PO Box 66338
Baton Rouge, LA 70896

~~Leonel Lizardi~~
~~2930 E Casa Hermosa~~
~~Kingman, AZ 86409~~
Returned/Unable to Forward

Maurice Wutscher LLP
2000 Auburn Dr Ste 200
One Chagrin Highlands
Beachwood, OH 44122

Pacific Premier Bank
17901 Von Karman Ave #200
Irvine, CA 92614

Robert Itkin, Receiver
c/o Jared Parker
7310 N. 16th Street, Suite 330
Phoenix, AZ 85020

Shamrock Food Services, Inc.
Attn: Officer or Agent
3900 E. Cambelback Rd, Suite 300
Phoenix, AZ 85018

Shamrock Foods Company
2540 N. 29th Ave.
Phoenix, AZ 85009

Simon Consulting, LLC
Levinson Arshonsky & Kurtz, LLP
15303 Ventura Blvd., Suite 1650
Sherman Oaks, CA 91403

Sysco
611 S. 80th Ave.
Tolleson, AZ 85353

Sultan M Abbas
Sultan Abbas/Cedars Management LLC
2076 John Wayne Dr
Kingman, AZ 86409

Luis A. Castro and Judi A. Castro
1865 W. Redlands Blvd.
Redlands, CA 92373

William Schaefer
2923 Leo Street
Kingman, AZ 86401

Sysco Arizona, a div of Sysco
USA I Inc
Frank N White Arnall Golden
Gregory LLP
171 17th Street NW Ste 2100
Atlanta, GA 30363

U.S. Foods
650 West Buckeye Road
Phoenix, AZ 85043

Joshua P. Friedman
9903 Santa Monica Blvd., #1108
Beverly Hills, CA 90212

Linda Blank, Esq.
Agent of Process for Strategic
Funding Source, Inc.
1925 Century Park East, Suite 2000
Los Angeles, CA 90067

Navan Patel
Ramila Patel
2940 Garretson Av.
Corona, CA 92881

118 Orangethorpe LLC
118 E. Orangethorpe Ave.
Placentia, CA 92870

3100 Andy Devine, LLC
80 Atlantic Avenue
Long Beach, CA 90802

Internal Revenue Service
300 N. Los Angeles Street
Room 5022
Los Angeles, CA 90012-3478

Franchise Tax Board
Bankruptcy Section MS A-340
P. O. BOX 2952
Sacramento, CA 95812-2952

Internal Revenue Service
P. O. BOX 7346
Philadelphia, PA 19101-7346

City Of Kingman
310 N. Fourth Street
Kingman, AZ 86401-5860

Securities & Exchange
Commission
444 S. Flower St., #900
Los Angeles, CA 90071-2934

Oscar Valdez, Auditor-
Controller/Treasurer/Tax Collector
San Bernardino County
268 W. Hospitality Ln.
San Bernardino, CA 92415-0018

American Express Bank, FSB
c/o Datamark, Inc.
Attn: Merchant Financing Counsel
43 Butterfield Circle
El Paso, TX 79906-5202

City of Redlands-Treasurer
P. O. BOX 3005
35 Cajon Street, #30
Redlands, CA 92373

Mohave County Treasurer
P. O. BOX 712
Kingman, AZ 86402

~~Booking.com~~
~~Attn: S. Peterson Credit Control Lead~~
~~10500 NE 8th St, #1250~~
~~Bellevue WA 98004~~
Returned/Unable to Forward

Booking.com B.V.
Postbus 1639
1000 BP Amsterdam
Netherlands

Booking.com (USA) Inc.
112 N. Central Av., Suite 600
Phoenix, AZ 85004
Attn: Bradley Reising

Unisource Electric
P.O. Box 80079
Prescott, AZ 86304

Libertas Funding, LLC
382 Greenwich Av.,
Suite 2, 2nd Fl.
Greenwich, CT 06830-6532

Marlin Bank
2795 E. Cottonwood Pkwy, #120
Salt Lake City, UT 84121-7092

Suddenlink
P. O. BOX 742535
Cincinnati, OH 45274-2535

US Foods, Inc.
4650 W. Buckeye Road
Phoenix, AZ 85043

Unisource Gas
Unisource Electric
P. O. Box 80079
Prescott, AZ 86304-8079

Wells Fargo Bank Small Business
Lending Division
P.O. Box 29482
Phoenix, AZ 850 38-8650

Employment Development
Department
Bankruptcy Group MIC 92E
P.O. Box 826880
Sacramento, CA 94280-

ABC Investment Services
c/o John Matthew & Shital Shah
Agent for Service of Process
23341 Golden Springs Drive #101
Diamond Bar, CA 91765

Amtax (Ramada)
736 Inland Center Drive
San Bernardino, CA 92408-1806

Capital One
P.O. BOX 60599
City of Industry, CA 91719-0599

Echo Storage
Attn: Officer or Agent
P.O. BOX 6484
Kingman, AZ 86402-6487

Expedia
Attn: Officer or Agent
P.O. BOX 847677
Dallas, TX 75284-7677

Harley Davidson-Kingman
Attn: Officer or Agent
2501 Beverly Av.
Kingman, AZ 86409-3630

Oracle-Opera Cloud
Attn: Officer or Agent
500 Oracle Parkway
Redwood City, CA 94065-1677

UCA General Insurance Service
Attn: Officer or Agent
P.O. BOX 649
Cypress, CA 90630-0649

Mike Fletcher
FRANDZEL ROBINS BLOOM &
CSATO, L.C.
1000 Wilshire Boulevard,
19th Floor
Los Angeles, CA 90017-2427

US Bank
Attn: Officer or Agent
P.O. BOX 5229
Cincinnati, OH 45201-5229

US Foods
Attn: Officer or Agent
4650 W. Buckeye Road
Phoenix, AZ 85043

Wells Fargo
Attn: Officer or Agent
P.O. BOX 29482
MAC S4101-08C
Phoenix, AZ 85038-9482

Wyndham
Attn: Officer or Agent
22 Sylvan Way
Parsippany, NJ 07054-3801

Nayan Patel
Ramila Patel
2940 Garretson Av
Corona, CA 92881

ABC Investment Services
c/o John Matthew & Shital Shah
Agent for Service of Process
23341 Golden Springs Drive #101
Diamond Bar, CA 91765

John Matthew and ABC Investment
Services,
c/o Michael L Rabb
The Rabb Law Firm PLLC
101 E Main St Ste G
Bozeman, MT 59715

Suresh Patel
80 Atlantic Avenue
Long Beach, CA 90802

118 Orangethorpe LLC
c/o Suresh Patel,
Agent for Service of Process
118 Orangethorpe Avenue
Placentia, CA 92870

Suresh Patel and
118 Orangethorpe LLC
c/o David S Quintana
1000 Town Center Dr Ste 300
Oxnard, CA 93036

Ramada Worldwide Inc.
c/o Daniel M. Eliades
David S. Catuongo,
K&L Gates LLP
One Newark Center, 10th Floor
Newark, NJ 07102

Dana Pearlman
c/o Alliance Laundry Systems
Perlman & Associates, ALC
9454 Wilshire Boulevard, Suite 525
Beverly Hills, CA 90212-2930

Maurice Wutscher
Alan C. Hochheiser
c/o Amtrust North America
23611 Chagrin Blvd., Suite 207
Beachwood, OH 44122

Pacific Premier Bank
17901 Von Karman Avenue #200
Irvine, CA 92614

Rapid Financial Services, Inc. LLC
Attn: Officer or Agent
4500 East West Highway, 6th Floor
Bethesda, MD 20814

Adam D. Melton, Esq.
UNS Energy Corporation
Unisource Energy Services
88 E. Broadway Blvd.
Tucson, AZ 85701

Cash Bloom, LLC
c/o Joshua Friedman
13263 Ventura Blvd., Suite 101
Studio City, CA 91604

Simon Consulting LLC
3101 North Central Avenue
Suite 670
Phoenix, Arizona 85012

Robert Alan Krasney
362 W 6th Street
San Bernardino, CA 92401-1129

Becket & Lee LLP
16 General Warren Blvd.
Malvern, PA 19355

Booking.com
P.O. Box 740401
Los Angeles, CA 90074

Shawn M. Christianson
Buchalter
55 Second Street, Suite 1700
San Francisco, California 94105-3493

AMEX
P.O. Box 299051
Ft. Lauderdale, FL 3332